

#4

OCT 21 2013

ORDINANCE NO. 4493

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR13-0035 S OF THE SWC OF MCQUEEN AND OCOTILLO ROADS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attached Exhibit 'A', Vicinity Map and Legal Description

Said parcel is hereby zoned Agricultural District (AG-1).

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Transportation & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day
of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

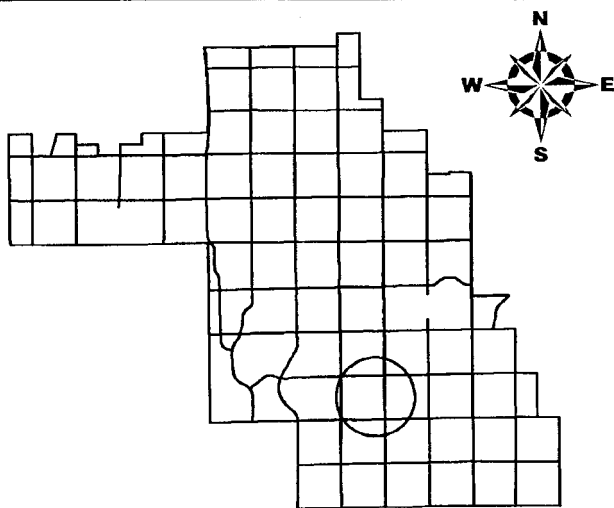
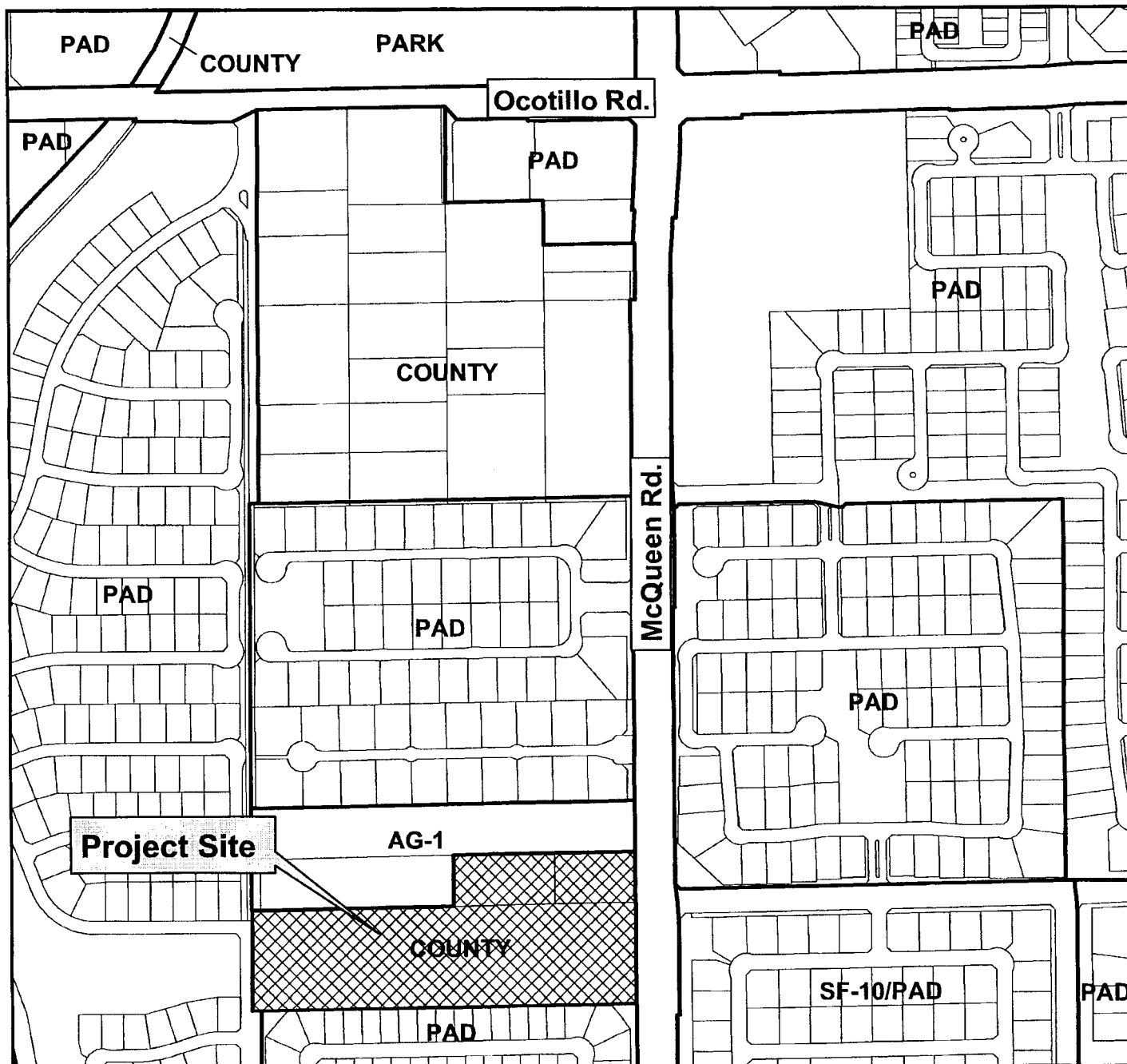
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4493 was duly passed and
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the
____ day of _____, 2013, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY GAB

PUBLISHED:



Vicinity Map



DVR13-0035

South of the Southwest Corner of
McQueen and Ocotillo Roads

0 140 280 560 840 1,120
Feet

A horizontal scale bar with markings at 0, 140, 280, 560, 840, and 1,120 feet.

Exhibit A

EXHIBIT A
LEGAL DESCRIPTION
PARCEL 1

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22 (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) FROM WHICH THE SOUTHEAST CORNER THEREOF (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) BEARS SOUTH 00 DEGREES 18 MINUTES 17 SECONDS EAST (MEASURED), A DISTANCE OF 2644.58 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 17 SECONDS EAST (MEASURED), ALONG THE EAST LINE OF SAID SOUTHEAST, A DISTANCE OF 330.57 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 88 DEGREES 51 MINUTES 15 SECONDS WEST (MEASURED), ALONG THE SAID SOUTH LINE, A DISTANCE OF 1317.25 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS WEST (MEASURED), ALONG THE SAID WEST LINE, A DISTANCE OF 330.38 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS EAST (MEASURED), ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF OF SECTION 22, A DISTANCE OF 1316.12 FEET TO THE POINT OF BEGINNING.

EXCEPT FOR THE EAST 65.00 FEET THEREOF AS CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 13, 2011, IN INSTRUMENT NO. 2011-0759317.

PARCEL CONTAINING 413,587 SQUARE FEET OR 9.49 ACRES MORE OR LESS.



PARCEL 2

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22 (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) FROM WHICH THE NORTHEAST CORNER THEREOF (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) BEARS NORTH 00 DEGREES 18 MINUTES 12 SECONDS WEST (MEASURED), A DISTANCE OF 2645.09 FEET;

THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST (MEASURED), ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 329.03 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER AND THE POINT OF BEGINNING;

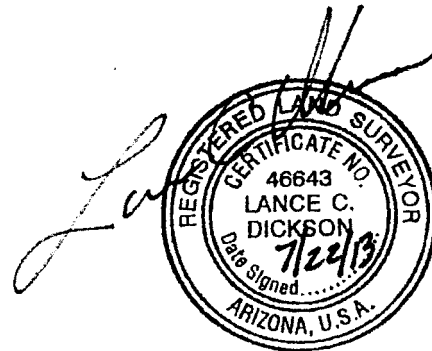
THENCE CONTINUING SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST (MEASURED), ALONG SAID SOUTH LINE, A DISTANCE OF 329.03 FEET TO THE WEST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER;

THENCE NORTH 00 DEGREES 12 MINUTES 18 SECONDS WEST (MEASURED), ALONG SAID WEST LINE, A DISTANCE OF 165.49 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER;

THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST (MEASURED) ALONG SAID NORTH LINE, A DISTANCE OF 328.89 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER;

**THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS EAST (MEASURED,
ALONG SAID EAST LINE, A DISTANCE OF 165.40 FEET TO THE POINT OF
BEGINNING.**

PARCEL CONTAINING 54,419 SQUARE FEET OR 1.25 ACRES MORE OR LESS.



Expires 6/30/2016

PARCEL 3

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22 (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) FROM WHICH THE NORTHEAST CORNER THEREOF (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) BEARS NORTH 00 DEGREES 18 MINUTES 12 SECONDS WEST (MEASURED), A DISTANCE OF 2645.09 FEET;

THENCE SOUTH 88 DEGREES 50 MINUTES 42 SECONDS WEST (MEASURED) , ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 329.03 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER;

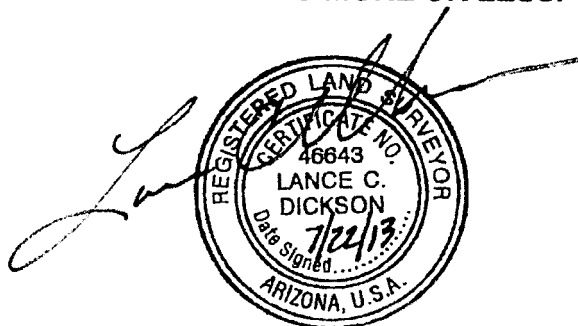
THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS WEST (MEASURED) , ALONG SAID WEST LINE, A DISTANCE OF 165.40 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER;

THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST (MEASURED) ALONG SAID NORTH LINE, A DISTANCE OF 328.89 FEET TO THE EAST LINE OF THE SAID NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 18 MINUTES 12 SECONDS EAST (MEASURED), ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 165.32 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 65.00 FEET THEREOF AS CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION BY GENERAL WARRANTY DEED RECORDED DECEMBER 21, 2011, IN INSTRUMENT NO. 2011-1050364.

PARCEL CONTAINING 43,644 SQUARE FEET OR 1.00 ACRES MORE OR LESS.



Expires 6/30/2016